053.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,800 / 924,800
					USE VALUE:	924,800 / 924,800
					ASSESSED:	924,800 / 924,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	SCHOULER CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NPO PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	264 SALEM ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	ANDERSON PHILIP B & BARBARA J -
Owner 2:	-
Street 1:	18 SCHOULER CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,574 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1850, having primarily Vinyl Exterior and 2568 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7574.000	471,700		453,100	924,800
Total Card	0.174	471,700		453,100	924,800
Total Parcel	0.174	471,700		453,100	924,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.12 | /Parcel: 360.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 35982
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

PREVIOUS ASSESSMENT

Parcel ID: 053.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	471,700	0	7,574.	453,100	924,800	924,800	Year End Roll	12/18/2019
2019	104	FV	378,500	0	7,574.	453,100	831,600	831,600	Year End Roll	1/3/2019
2018	104	FV	378,500	0	7,574.	304,200	682,700	682,700	Year End Roll	12/20/2017
2017	104	FV	355,100	0	7,574.	291,200	646,300	646,300	Year End Roll	1/3/2017
2016	104	FV	355,100	0	7,574.	265,400	620,500	620,500	Year End	1/4/2016
2015	104	FV	296,600	0	7,574.	213,600	510,200	510,200	Year End Roll	12/11/2014
2014	104	FV	296,600	0	7,574.	190,900	487,500	487,500	Year End Roll	12/16/2013
2013	104	FV	308,300	0	7,574.	181,200	489,500	489,500		12/13/2012

!4362!

PRINT

Date	Time
12/10/20	19:23:23

LAST REV

Date	Time
11/19/20	10:18:17
mmcmakin	
4362	

USER DEFINED

Prior Id # 1:	35982
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON PHILIP	76003-434	1	10/27/2020		860,000	No	No		
ANDERSON BARBA	58256-195		1/9/2012	Convenience		No	No		
ANDERSON PHILIP	53894-441		11/24/2009	Family	99	No	No		
ANDERSON JAY R	45634-431		7/18/2005	Family	1	No	No		
ANDERSON ARLINE	27781-214		10/20/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/1998	17	Manual	750					REROOF-PARTIAL

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
2/20/2009	Meas/Inspect	189	PATRIOT
1/7/2000	Meas/Inspect	277	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7574		Sq. Ft.	Site		0	70.	0.85	11									453,055						453,100	

Total AC/HA: 0.17388 | Total SF/SM: 7574 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,055 | Spl Credit | Total: 453,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.99619186
Const Adj.:	1.01202679
Adj $ / SQ:	161.308
Other Features:	136500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674670
Depreciation:	202941
Depreciated Total:	471729

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

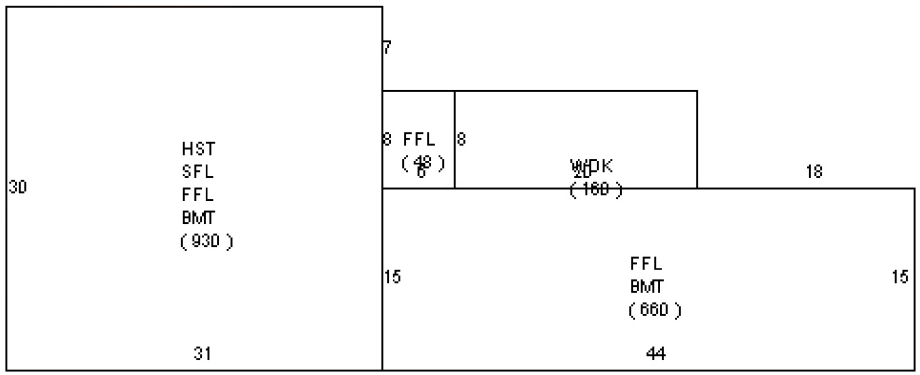
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.31
Special Features:	0	Val/Su Net:	98.62
Final Total:	471700	Val/Su SzAd	155.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,638	161.310	264,222
BMT	Basement	1,590	48.390	76,944
SFL	Second Floor	930	161.310	150,016
HST	Half Story	465	96.780	45,005
WDK	Deck	160	12.400	1,984

Net Sketched Area:	4,783	Total:	538,171
Size Ad	3033	Gross Are	5248	FinArea	2568
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

053.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	